

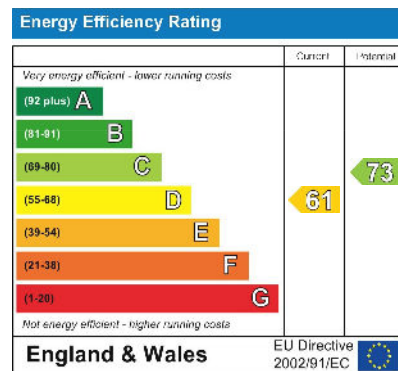
FLOOR PLAN:

27a Brunswick Street, Bath BA1 6PQ  
Approx. Gross Internal Area  
47 sq m / 506 sqft.



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EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



27a, Brunswick Street, Bath, BA1 6PQ

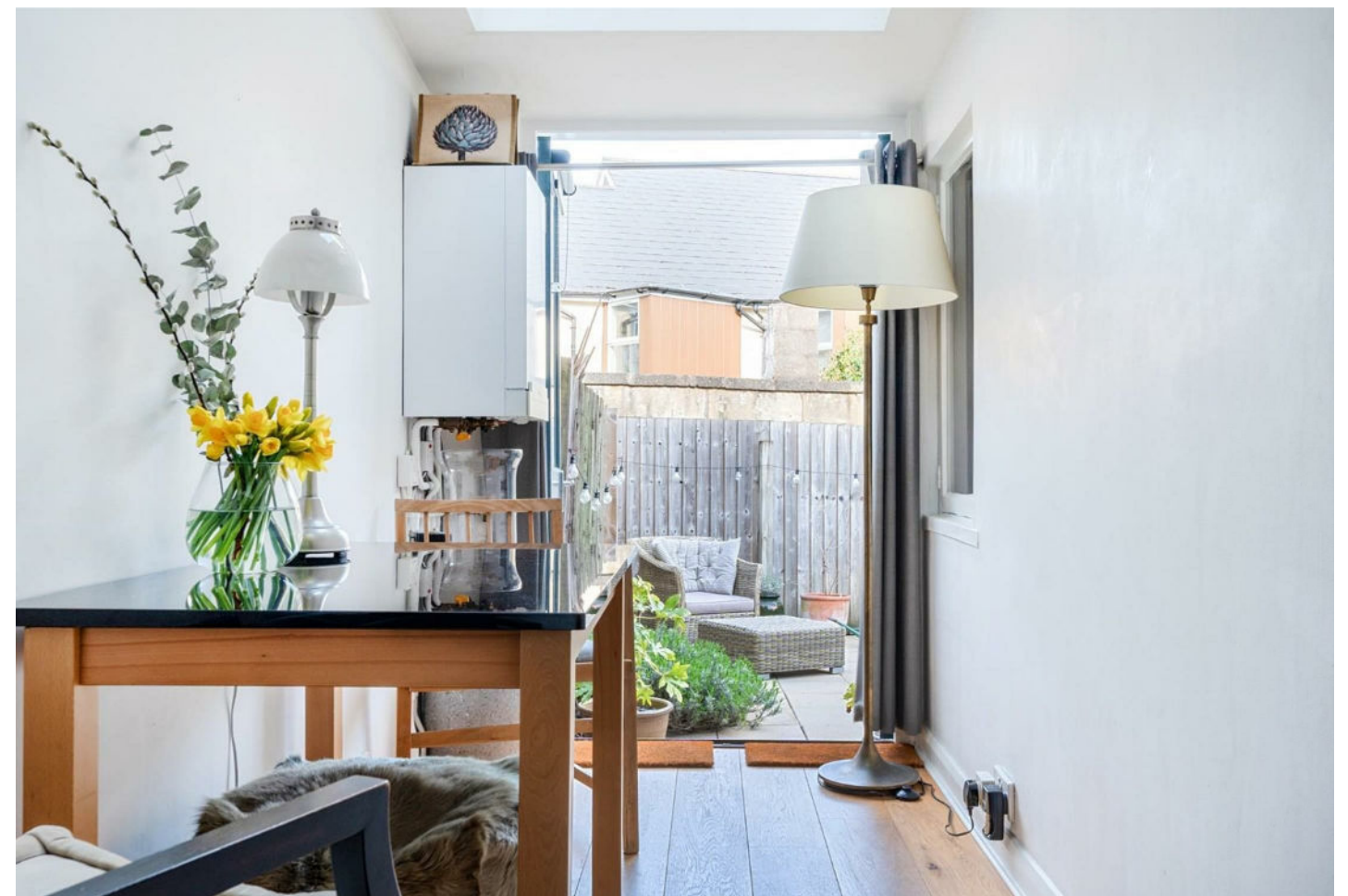
1 Bedroom Flat - Garden

Guide price  
£325,000

- One bedroom garden apartment
- Living room, well equipped kitchen, dining room/home office
- Good sized double bedroom, bathroom with shower over bath
- Private rear courtyard garden. On street permit parking.
- Well located, within easy walking distance to Bath city centre
- Leasehold - Criss cross lease, EPC rating D, Council tax band B

DETAILS

A beautifully presented one bedroom garden apartment comprising living room, kitchen, dining room/home office space, bathroom and good sized double bedroom. Rear private courtyard garden. On street permit parking.



#### DESCRIPTION

This charming and tastefully decorated one-bedroom garden apartment offers an ideal blend of comfort, style, and practicality. Accessed via a private side entrance, the property opens into a hall way and fully-fitted kitchen, providing ample storage and a useful breakfast bar. There is a separate bright and airy living room perfect for relaxing or entertaining, while the dining room—currently used as a home office with french doors to the garden—offers flexible living options to suit your lifestyle. All rooms have feature oak flooring. The spacious double bedroom creates a peaceful retreat, complemented by a well-appointed bathroom. Outside, the attractive, private, and secure east/south facing courtyard garden provides a lovely sunny outdoor space, with useful rear gate access. Located

in a desirable residential area within easy reach of Bath city centre and local amenities, this property is perfect for first-time buyers, downsizers, or investors seeking a well-located and characterful home. On street permit parking available.

#### LOCATION

Located on the sought-after lower slopes of Camden, Brunswick Street offers the perfect balance of peaceful residential living and easy access to Bath city centre—just under a mile away. This attractive area is known for its charming period architecture and friendly community atmosphere. Within walking distance, you'll find the vibrant Larkhall village, home to independent shops, cafés, a deli, local pubs, and the popular Rondo Theatre. Excellent transport links, including nearby bus routes and Bath Spa railway station, make commuting simple,

with quick connections to Bristol and London. Green spaces like Kensington Meadows are close by for riverside walks, while supermarkets, well-rated schools, and other amenities are all within easy reach. A highly desirable location for professionals, couples, and downsizers alike.

#### TENURE

Share of Freehold  
Criss-cross lease  
Ground rent - £10  
Subject to change